

45/2

2

PART OF A PLANNED UNIT DEVELOPMENT

GARDEN HILLS UNIT ONE

A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 42 EAST IN PALM BEACH COUNTY, FLORIDA MARCH 1982

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Forest Hill Venture, a joint venture by and between Forest Hill Development Corp., a Florida Corporation, Green Forest Hill Corp., a Florida Corporation and Inversiones Brunante S.A. a Panamanian Corporation, authorized to do business in Florida, owner of land shown hereon, being in Section 11, Township 44 South Range 42 East Palm Beach County, Florida, shown hereon as Garden Hills Unit One have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows.

1. UTILITY EASEMENT.

The utility easements as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity to utilities for the construction, operation, maintenance, inspection, replacement and repair of utility facilities, equipment and appurtenance.

2. STREETS.

The street and access way hereon shown as tract C is hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for the purpose of ingress and egress, for the installation and maintenance of utilities and drainage facilities in perpetuity and is the perpetual maintenance obligation of said association. The owner hereby reserve unto itself successors and assigns an easement over tract C for the purpose of ingress and egress and utilization of drainage facilities. Tract E as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida as road right of way for proper purposes.

3. WATER MANAGEMENT AREA

Tract D and drainage easements as shown hereon, are hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for recreation, water management, installation and maintenance of utilities and drainage facilities and is the perpetual maintenance obligation of said Association.

4. LIMITED ACCESS EASEMENT

The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction of access rights.

5. TRACTS

Tracts A and B as shown hereon are hereby reserved for construction of apartment units. Tracts F and G as shown hereon are hereby dedicated to the Garden Hills Homeowners Association its successors and assigns for the proper purposes and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the above-named corporations have caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto by and with the authorities of its Boards of Directors, this 17 day of MAY, 1982.

Forest Hill Development Corporation a corporation of the State of Florida.

ATTEST: Carlos Granados Felix Granados Sr. President Carlos Granados Vice-President

Green Forest Hill Corp. a corporation of the State of Florida.

ATTEST: Carlos Granados Jr. President Carlos Granados Vice-President

Inversiones Brunante S.A. a Panamanian Corporation

ATTEST: Lourdes Fernandez Acevedo de Miranda President Eugenio R. Fernandez Vice-President

ACKNOWLEDGEMENT

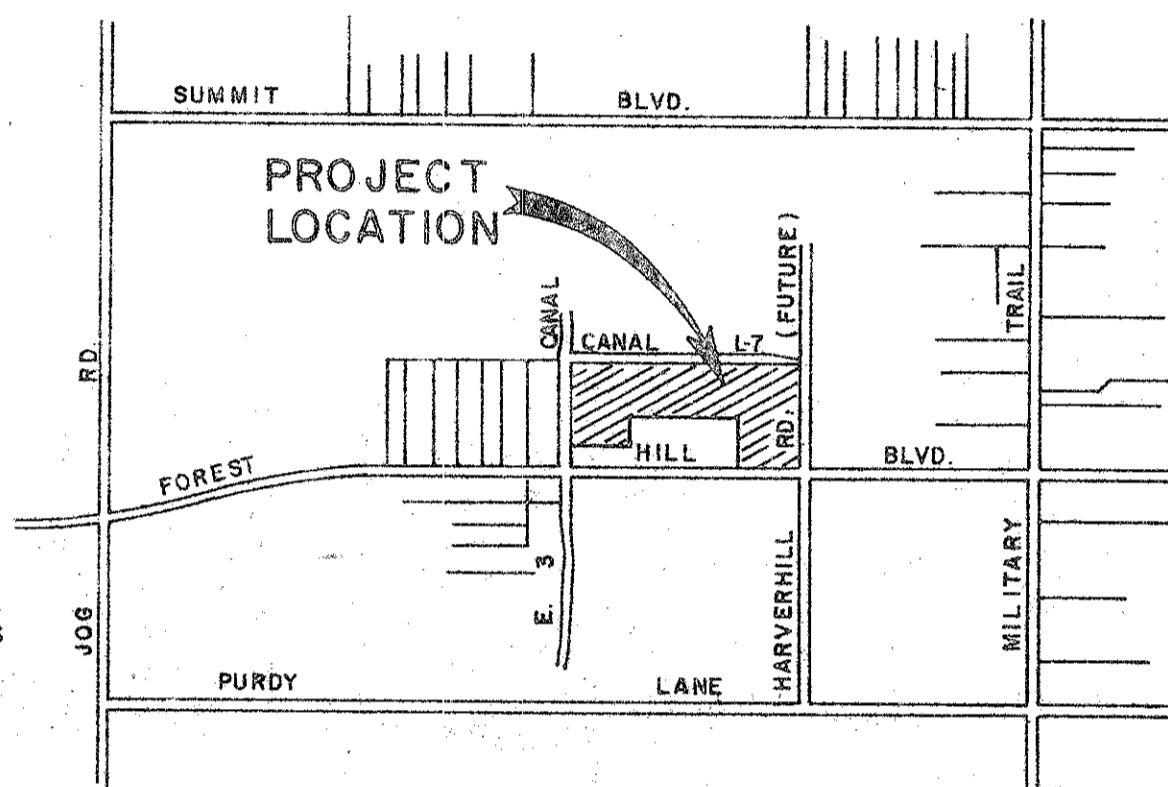
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME personally appeared Felix Granados Sr., Felix Granados Jr., Lourdes Fernandez Acevedo de Miranda, Carlos Granados and Eugenio R. Fernandez to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Presidents and Vice-Presidents of Forest Hill Development Corp., Green Forest Hill Corp. and Inversiones Brunante S.A., Corporations, and severally acknowledge to and before me that they executed such instrument as such officers of said corporations, and that the seals affixed to this instrument are the corporate seals of said corporations and that they were affixed to said instrument by due and regular corporate authority, and that said instrument is the true act and deed of said corporations.

WITNESS my hand and official seal this 17th day of May, 1982.

My commission expires: Dec 25, 1983

Notary Public



LOCATION MAP

N.T.S.

P. U. D. TABULATIONS

Table with 2 columns: Category and Value. Total No. of Units: 288; Density: 5.74 du/ac; Building Coverage: 5.5%; Streets & Uncovered: 13.0%; Parking: 82.0%; Open Spaces: 50.174 Ac.±

This instrument prepared by: Eugenio R. Fernandez 1901 S.W. 135 Ave. Miami, Florida 33175

LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of Section 11, Township 44 South, Range 42 East, thence S 01° 11' 14" E along the East line of the North 1/2 of the Southeast 1/4 of said Section 11 a distance of 1295.47; thence N 88° 11' 11" W a distance of 40.07 feet to the Point of Beginning; thence N 88° 11' 11" W a distance of 2500.78 feet; thence N 01° 49' 05" E a distance of 50.00 feet; thence S 88° 11' 11" E a distance of 1692.66 feet; thence N 01° 48' 49" E a distance of 357.67 feet to the point of curvature; thence along the arc of a curve concave to the Southeast through a central angle of 05° 08' 46" and having a radius of 300.00 feet a distance of 26.94 feet to the point of tangency; thence N 06° 57' 35" E a distance of 84.52 feet to the point of curvature, thence along the arc of a curve concave to the Northwest through a central angle of 05° 08' 46" and having a radius of 300.00 feet a distance of 26.94 feet to the point of tangency; thence N 01° 48' 49" E a distance of 76.14 feet to the point of curvature, thence along the arc of a curve concave to the Northwest through a central angle of 07° 47' 08" and having a radius of 520.00 feet a distance of 70.66 feet to the point of tangency; thence N 05° 58' 19" W a distance of 70.00 feet; thence S 84° 01' 41" W a distance of 95.00 feet; thence S 05° 58' 19" E a distance of 113.00 feet; thence N 88° 11' 11" W a distance of 386.00 feet; thence N 01° 48' 49" E a distance of 10.00 feet; N 88° 11' 11" W a distance of 130.00 feet; thence S 01° 48' 49" W a distance of 16.00 feet; thence N 88° 11' 11" W a distance of 406.00 feet; thence S 84° 53' 57" W a distance of 12.65 feet; thence N 88° 11' 11" W a distance of 60.00 feet; thence S 01° 48' 49" W a distance of 270.66 feet; thence N 88° 11' 11" W a distance of 614.98 feet; thence N 01° 49' 05" E a distance of 863.53 feet; thence S 88° 13' 22" E a distance of 2436.54 feet; thence S 01° 11' 14" E a distance of 1225.35 feet to the Point of Beginning, containing 50.174 acres more or less.

SURVEYOR'S NOTES

- 1. There shall be no building or any kind of construction or trees or shrubs placed so as to interfere with any drainage or other utility lines.
2. There shall be no building or other permanent structures placed on any easements.
3. Indicates P.R.M. Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes.
4. Indicates P.C.P. Permanent Control Point.
5. O Indicates P.C., P.I., P.T., P.C.C. or P.R.C.
6. All bearings are based on a bearing of S 88° 24' 29" E along the North line of the S.W. 1/4 of Sec. 12 TWP 44 South, Range 42 East, Palm Beach County as shown on the right of way map of Haverhill Blvd. Road Plat Book 4 Pgs. 165 - 170.

SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law, P.C.P.'s will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Eugenio R. Fernandez Registered Surveyor No. 3133 State of Florida



MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3448, Page 580 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication hereon.

IN WITNESS WHEREOF WE; Christian Rey-Millet and Yves Jacques Rey-Millet do hereon set our hands and seals this 19 day of MAY, 1982.

WITNESSES:

Virginia R. Pickrow, Christian Rey-Millet, Yves Jacques Rey-Millet, Robert M. Post, By power of Attorney

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE me personally appeared Robert M. Post and Christian Rey-Millet, to me well known, and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 19th day of May, 1982.

My commission expires: May 31, 1983

Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, John B. White a duly licensed attorney in the State of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Forest Hill Venture, Felix Granados, and Madrid Partnership, and Landmark First National Bank of Fort Lauderdale, as trustee, that the current taxes have been paid; and that the property is encumbered by the mortgages shown hereon; and that I find that all mortgages are shown and are true and correct and there are not other encumbrances.

OCTOBER 8, 1982 dated

APPROVALS

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record, this 19 day of October, 1982 A.D.

County Engineer Norman Gregory Chairman

This plat is hereby approved for recording, this 19 day of October, 1982 A.D.

ATTEST: JOHN B. DUNKLE, Clerk BOARD OF COUNTY COMMISSIONERS By: Elizabeth Richards, County Engineer, Ass't TANT